

Present:

Mayor Hepner
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Villeneuve
Councillor Woods

Absent:

Councillor Steele

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
Acting General Manager, Finance & Technology
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY**

1. **7915-0285-00**
19178 - 34A Avenue
Simon Gill, A-Class Holdings Ltd. / A-Class Holdings Ltd.
Development Variance Permit
to permit the installation of dust collection equipment to exceed the height requirement.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council approve Development Variance

Permit No. 7915-0285-00, to vary the maximum accessory structure height under the CD By-law No. 17146 from 6 metres (20 ft.) to 7.4 metres (24 ft.), to proceed to Public Notification.

RES.R16-1779

Carried

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD**

2. **7916-0223-00**
 7824 - 155 Street
 7804 - 155 Street
 Mike Kompter, Hub Engineering Inc. / Karamjit S Sandhar, 1073934 BC Ltd
 Director Information: Victor Aujla, Gurinder Dhaliwal
 No Officer Information filed
 NCP Amendment from ¼ Acre Gross Density (4 upa) to Low-Medium Density
 Cluster (5 upa) / Rezoning from RA to RF
 to allow subdivision into 8 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscape plan and cost estimate for the landscape buffer along the north lot line of proposed Lots 1 to 6 to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development;
- (h) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 u.p.a.)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (i) registration of a Section 219 Restrictive Covenant to require a minimum 15-metre (49-ft.) rear yard setback to the principal building and to ensure installation and maintenance of the 7.5-metre (25-ft.) wide landscape buffer at the rear of proposed Lots 1 to 6; and
- (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 6 until future consolidation with a portion of the adjacent property to the east (7819 - 156 Street).

3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.

RES.R16-1780 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18852" pass its first reading.

RES.R16-1781 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18852" pass its second reading.

RES.R16-1782 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18852" be held at the City
 Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1783 Carried

SOUTH SURREY

3. **7916-0294-00**
12955 - 24 Avenue
Ranjeev Gill, Monolith Design Build / 1052895 B.C. Ltd.
Director Information: Surinder Kaur Bal, Paramjit Singh Bal
No Officer Information Filed:
 Development Variance Permit
to reduce the side yard setbacks of a proposed single family dwelling.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve Development Variance Permit No. 7916-0294-00, to reduce the minimum side yard setbacks of the RA Zone from 4.5 metres (15 ft.) to 3.0 metres (10 ft.), to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R16-1784

Carried

4. **7916-0051-00**
17366 - 2 Avenue
Mike Helle, Coastland Engineering and Surveying Ltd. / Jianghai Wang
Rezoning from RF to RF-10
to allow subdivision into 2 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant address the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R16-1785

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18853" pass its first reading.

RES.R16-1786

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18853" pass its second reading.

RES.R16-1787

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18853" be held at the City Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1788

Carried

SURREY CITY CENTRE/WHALLEY

5. **7915-0432-00**
11106 - 132 Street
Gurdeep S Nijjer
Development Variance Permit
to permit a reduced rear (east) yard setback and a basement access well between the principal building and the side (south) lot line for a new single family dwelling, in order to retain trees.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
Moved by Councillor Gill
Seconded by Councillor Woods
That:

1. Council approve Development Variance Permit No. 7915-0432-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (east) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
 - (b) to vary the RF-12 Zone to permit the construction of a basement access and basement well with staircase to encroach between the principal building and the side (south) lot line.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) discharge of the existing restrictive covenant (CA3520979), requiring a minimum north side yard setback of 4 metres (13 ft.) to the principal building face and 6 metres (20 ft.) to the garage face; and
 - (b) registration of a restrictive covenant requiring minimum 4-metre (13 ft.) north and south side yard setbacks to the principal building face and a minimum 6-metre (20 ft.) north side yard setback to garage face, with the exception of a front porch and staircase (which may encroach into the 4-metre (13 ft.) north side yard setback).

RES.R16-1789

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

6. 7916-0114-00
 8366 - 192 Street
 Mark T Baerg / Steven R Clutchey, Sharon H Baerg, Mark T Baerg,
 Catherina A Clutchey, Corinne R Baerg
 Development Variance Permit
to vary the streamside setback area as well as the maximum setback of a single family dwelling and the maximum depth of a farm residential footprint on an agricultural lot.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Council approve Development Variance
 Permit No. 7916-0114-00 varying the following, to proceed to Public Notification:

- (a) to increase the maximum front yard setback of the A-1 Zone for a single family dwelling from 50 metres (164 ft.) to 100 metres (330 ft.);
- (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 110 metres (360 ft.); and
- (c) to reduce the minimum setback distance from the top of bank from a Class A, A/O or B stream as outlined in the proposed Streamside Protection Section of the Zoning By-law No. 12000 from 15 metres (49 ft.) to 13 metres (43 ft.) for a single family dwelling.

RES.R16-1790

Carried

NEWTON

7. 7916-0282-00
 12057 - 82 Avenue
 Harjeet Kahlon, Sing and Smile Child Care Ltd. / 0712872 BC Ltd
Director Information: Jangir S Dhaliwal, Balwinder K Grewal
No Officer Information Filed as at January 3, 2015:
 Development Variance Permit
to reduce the number of required on-site parking spaces for a child care centre.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

RES.R16-1791

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That that Council approve Development
 Variance Permit No. 7916-0282-00, to reduce the minimum number of required
 on-site parking spaces from 32 to 28, to proceed to Public Notification.
Carried

SURREY CITY CENTRE/WHALLEY

8. **7916-0201-00**
10388 - Scott Road
Fariba Gharaei, Urban Design Group / Tannery Park Development Corp
 Development Permit
to permit the development of a single-storey drive-through restaurant.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That:

1. Council authorize staff to draft Development Permit No. 7916-0201-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate along Manson Canal based on recommendations from an environmental professional, to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate for the development site, to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

- (f) registration of a Section 219 Restrictive Covenant for the protection of a 17-metre (56 ft.) wide Green Infrastructure Network corridor along Manson Canal.

RES.R16-1792

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

9. **7916-0080-00**
7784 - 155 Street
Mike Kompter, Hub Engineering Inc. / 1060705 BC Ltd.
Director Information: Amit Ghuman, Victor Aujla, Manjinder Bains
No Officer Information Filed
 NCP Amendment from 1/4 Acre Gross Density (4 upa) to Low-Medium Density Cluster (5 upa) / Rezoning from RA to RF
to permit the development of 4 single family lots and 2 additional single family lots, with a portion of an adjacent lot to the south also rezoning to RF.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
 Seconded by Councillor Woods
 That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 4 until future consolidation with a portion of the adjacent property to the south (7768 - 155 Street);

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
- (h) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture.

3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.

RES.R16-1793

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18854" pass its first reading.

RES.R16-1794

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18854" pass its second reading.

RES.R16-1795

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18854" be held at the City Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1796

Carried

10. **7916-0222-00**
7761 - 156 Street
7781 - 156 Street
Mike Kompter, Hub Engineering Inc. / Rupinder K Virk, Harpal S Virk
Jaswinder K Birk, Sukhraj Virk, Kewal S Birk
NCP Amendment from ¼ Acre Gross Density (4 upa) to Low-Medium Density Cluster (5 upa) / Rezoning from RA to RF
to allow subdivision into 8 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development;
 - (g) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 u.p.a.)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture; and

- (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with a portion of the adjacent property to the south (7743 - 156 Street).
3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.
- RES.R16-1797 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18855" pass its first reading.
- RES.R16-1798 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18855" pass its second reading.
- RES.R16-1799 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18855" be held at the City
Hall on October 3, 2016, at 7:00 p.m.
- RES.R16-1800 Carried

NEWTON

11. **7916-0259-00**
13145 - 60 Avenue
Sukhpreet K Punia / Sukhpreet K Punia, Dalwinder S Grewal
Restrictive Covenant amendment
to reduce the total area of tree protection on the property to reflect the removal of two protected trees

The General Manager, Planning & Development was recommending that the application be denied.

Prior to the start of the meeting, the applicant requested in writing that this application be withdrawn from the agenda. Therefore, Application No.-7916-0259-00 is out of order.

SOUTH SURREY

12. **7916-0301-00**
16650 - 25A Avenue
Marc MacCaull, Streetside Developments (BC) Ltd. / Qualico Developments (Vancouver) Inc
NCP Amendment for changes to the road network
Rezoning from RA to CD (based on RM-23) / Development Permit
to permit the development of 50 fee simple row houses.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0301-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
 - (d) finalization of a landscape plan, cost estimate and provide cash-in-lieu for 50% of the planting required in the Habitat Corridor on 166 Street to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) finalization of the landscape plan, cost estimate and provide cash-in-lieu for the commemoration and establishment of the orchard in the future parkland, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

4. Council pass a resolution to amend the Orchard Grove NCP for changes to the road network when the project is considered for final adoption.

RES.R16-1801 Carried

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18856" pass its first reading.

RES.R16-1802 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18856" pass its second reading.

RES.R16-1803 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18856" be held at the City
Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1804 Carried

13. **7916-0159-00**
15490 - 26 Avenue
Sadiq Safar, T3 Engineering Ltd. / 0907878 B.C. Ltd.
Director Information: Balbir Chatha, Kuldish Chatha
No Officer Information
Rezoning from RF to RF-10 / Development Variance Permit
to allow subdivision into 4 single family small lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7916-0159-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback on flanking street of the RF-10 Zone from 2.7 metres (9 ft.) to 2.26 metres (7 ft.) for proposed Lot 4; and
 - (b) to reduce the minimum lot width of the RF-10 Zone, Type III Corner Lot from 10.5 metres (34 ft.) to 9.4 metres (31 ft.).

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for tree protection.

4. Council pass a resolution to amend the King George Highway Corridor Plan to redesignate the site from "Townhouse (15 upa)" to "Urban Residential" when the project is considered for final adoption.

RES.R16-1805

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18857" pass its first reading.

RES.R16-1806

Carried

The said Bylaw was then read for the second time.

Council noted there should be a further discussion with the developer regarding how the amenity space can be achieved and how the tandem parking can be better resolved to address the concerns raised by Council and members of the community.

Mayor Hepner called for the Applicant to speak to the concerns raised by Council surrounding Application No. 7916-0106-00.

Agent (on behalf of the Applicant): The proposed development is targeted to first time home buyers and young couples.

In conducting market research, it was found that indoor amenity spaces are used rarely; furthermore, the reduction in space will lower the strata fees for residents. In terms of location, the subject site is located within close proximity to existing amenities in the Community. The Agent noted that the Cloverdale Legion has offered support for the project and use of meeting space, the Cloverdale Recreation Centre offers child minding and room renting as well as fitness and extracurricular activities.

With respect to parking, the zone is a CD bylaw where 100% enclosed parking would be typical. In an RM-30 zone, tandem parking is acceptable for 50% of the parking; the proposed site is compliant with the City's Zoning Bylaw.

In response to a question from Council regarding remediation work required for the site due to the previous use of a dry-cleaning operation, the Agent noted that there is a two stage process associated with the remediation and it is anticipated that construction can begin in Spring/Summer of 2017.

Council asked if the Applicant met with the Cloverdale Business Improvement Association and if the plan was presented. The Agent noted that a townhome plan was presented to the executive during initial stages and that another discussion will be held with the approved layout. Council requested that the plan be presented to the Cloverdale BIA Executive; the Agent noted that the Applicant would meet with them.

Mayor Hepner clarified for members of Council and the Public that the development has the correct zone, has had the necessary readings and has gone through Public Hearing process.

NEWTON

15. **7916-0044-00**
7330 - King George Boulevard
(a.k.a. 7337 - 137 Street)
Tawny Verigin, Cypress Land Services Inc. / Maureen S. Hilton, Einar E. Hilton
Development Variance Permit
to vary the height of rooftop telecommunications towers from 3.0 metres (10 ft.) to 6.4 metres (21 ft.) in order to permit installation of E-Comm radio antennas.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance Permit No. 7916-0044-00, to increase the maximum height of rooftop telecommunications towers from 3.0 metres (10 ft.) to 6.4 metres (21 ft.) permitted under Part 4 General Provisions of Zoning By-law No. 12000, to proceed to Public Notification.

RES.R16-1810

Carried

16. **7916-0292-00**
15127 No. 10 Highway (56 Avenue)
Fariba Gharaei, Urban Design Group Architects Ltd.
Investors Group Trust Co. Ltd.
 Development Permit
to permit exterior renovations to the Panorama Village Shopping Centre.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to execute Development Permit No. 7916-0292-00.

RES.R16-1811

Carried

SOUTH SURREY

17. **7915-0194-00**
16510 - 16 Ave
16450 - 16 Ave
Leigh Sully, Elkay Developments Ltd. / South Surrey Business Centre Inc.
 Rezoning from RA to CD (based on C-8 and IB-3) / Development Permit
to permit a retail and business park development.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.

3. Council authorize staff to draft Development Permit No. 7915-0194-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Act R.S.B.C. 1996, c.483;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) registration of a reciprocal access and parking easement between proposed Lots A and B;
 - (j) completion of the acquisition of a portion of the site for park purposes;
 - (k) completion of a P-15 agreement;
 - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (m) submission of an acceptable hydrological report to maintain existing inflow into the Fergus Watershed Biodiversity Preserve.

RES.R16-1812

Carried

RES.R16-1813 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18858" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1814 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18858" pass its second reading.
Carried

RES.R16-1815 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18858" be held at the City
Hall on October 3, 2016, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

18. **7916-0367-00**
12123 Old Yale Road
10986 Spruce Road
James Broadhead, BOXX Modular / Millwood Forest Products Ltd
Temporary Use Permit
to permit temporary outside storage of modular buildings for a period not to exceed three years.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve Temporary Use Permit No. 7916-0367-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) the front entry gate along Old Yale Road is to be set back 24 metres (79 ft.) from the front property line;
- (c) provision of adequate washroom facilities on the site to the satisfaction of the General Manager, Planning and Development;
- (d) submission of a temporary trailer permit application for the existing trailer located in the southeast portion of the site; and
- (e) installation of landscaping along Old Yale Road, to the specifications and satisfaction of the Planning and Development Department.

RES.R16-1816

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

19. **7916-0104-00**
6577 Claytonhill Place
Mike Helle, Coastland Engineering and Surveying Ltd.
Michelle C. Holcroft, Lawrence T. Holcroft
 Zoning Bylaw Text Amendment / Rezoning from RH to RF
 Development Variance Permit
to allow subdivision into two single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. a Bylaw be introduced to amend Surrey Zoning By-law, 1993, No. 12000, as amended, as described in Appendix VIII, and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone" (RH) to "Single Family Residential Zone" (RF) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7916-0104-00 varying the following, to proceed to Public Notification:
 - (a) to increase the maximum driveway width at the front lot line in the RF Zone from 8.0 metres (26 ft.) to 10.0 metres (33 ft.) for proposed Lot B; and

- (b) to increase the driveway width for a driveway leading to four side-by-side parking spaces from 12 metres (39 ft.) to 15 metres (49 ft.) for proposed Lot B.

4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R16-1817

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2016, No. 18859" pass its first reading.

RES.R16-1818

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2016, No. 18859" pass its second reading.

RES.R16-1819

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18859" be held at the
 City Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1820

Carried

NEWTON

21. 7915-0308-00
 6257 - 150 Street
 14933 - 62 Avenue
 Hub Engineering Inc. / David S. Johal, Kulwant K. Johal, Gurbinder S. Johal
 1037594 B.C. Ltd
Director Information: Kevin Dhesa,
No Officer Information filed
 NCP Amendment for changes to road network / Rezoning from RA and RF-12 to RF-12
 to permit subdivision into 19 single family lots and one remainder parcel.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. a Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" and "Single Family Residential 12 Zone (RF-12)" to "Single Family Residential 12 Zone (RF-12)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) Registration of a Section 219 Restrictive Covenant to advise future owners of industrial uses to the north; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the South Newton NCP for changes to the road network when the project is considered for final adoption

RES.R16-1825

Carried

RES.R16-1826 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18861" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1827 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18861" pass its second reading.
Carried

RES.R16-1828 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18861" be held at the City
Hall on October 3, 2016, at 7:00 p.m.
Carried

22. **7915-0358-00**
5853 - 125 Street
Roger Jawanda, Citiwest Consulting Ltd. / Amitoj Sanghera
Rezoning from RA to RF-13
to allow subdivision into 3 single family small lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to ensure that only single or single-tandem garages are permitted and to prohibit the conversion of the tandem parking spaces into livable space; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-1829

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18862" pass its first reading.

RES.R16-1830

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18862" pass its second reading.

RES.R16-1831

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18862" be held at the City Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1832

Carried

SOUTH SURREY

23. 7914-0280-00

16488 - 24 Avenue

16464 - 24 Avenue

16432 - 24 Avenue

16422 - 24 Avenue

Lance Barnett, Barnett Dembek Architects Inc / 0949048 BC Ltd

Director Information: Onkar Dhaliwal, Harjan S Johal, Harvinder Dhaliwal**No Officer Information Filed**Rezoning from RA to RM-30 / Development Permit / Development Variance Permit
to permit the development of 60 townhouse units.The General Manager, Planning & Development was recommending approval of
the recommendations outlined in his report.

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 180 square metres (1,938 square feet) to 131 square metres (1,412 square feet).
3. Council authorize staff to draft Development Permit No. 7914-0280-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0280-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 2.9 metres (10 ft.) to the front porch;
 - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 5.9 metres (19 ft.) to the front porch;
 - (c) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); and
 - (d) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 2.9 metres (10 ft.) to the front porch.

5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (j) the applicant adequately address the impact of reduced indoor amenity space.

RES.R16-1833

Carried

Council expressed concerns regarding the project and additional stress it might pose to the elementary school system and recommended that the project be deferred until the Regular Council - Public Hearing date on Monday, November 7, 2016.

Mayor Hepner noted that prior to the November 7, 2016 Regular Council - Public Hearing date that staff, along with Mayor and Council, will be meeting with the School District and Province to determine criteria for new schools and will develop a new policy to address the issue of overcrowding.

RES.R16-1834 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18863" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1835 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18863" pass its second reading.
Carried

RES.R16-1836 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18863" be held at the City
Hall on November 7, 2016, at 7:00 p.m.
Carried

24. **7916-0295-00**
2743 - 156 Street
2715 - 156 Street
Karsten Roh
Temporary Use Permit
in order to permit the outdoor storage of recreational vehicles for a period not to exceed three (3) years.

The General Manager, Planning & Development was recommending that the application be denied.

RES.R16-1837 It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That a Public Hearing be held on Monday,
October 3, 2016 to receive feedback from neighbours regarding Application
7916-0295-00
Carried

Mayor Hepner called for the Applicant to speak to the denial.

K. Roh, Applicant: The Applicant spoke to the denial and made the following comments: 1) the subject site is well screened and is difficult to see from the road; 2) the site is difficult to develop for another use; 3) land values within the site would not allow the Applicant to recoup what the property was purchased for in 2008; 4) Denying Application 7916-0295-00 will prevent land assembly opportunities; and 5) the Applicant currently owns 80% of the properties needed for assembly and that the lands are not impacted by hydro right-of-way.

Mayor Hepner requested clarification regarding the comment that 80% of the property is owned for development in the future. The Applicant noted that the timeline would be contingent on feedback received by Council. The Applicant noted that he would like to return within 6 months with a proposal for consideration.

Council requested clarification from staff regarding the proposed road dedications to the south. Staff noted that in order to achieve the future Croydon Drive road allowance, part of the dedication would be coming from the subject property. In terms of the site, there is a significant hydro right-of-way.

Council requested that Application No. 7916-0295-00 be sent to Public Hearing with consideration of implementing a 1-year term.

25. **7915-0262-00**
17235 - 2 Avenue
Mike Kompter, Hub Engineering Inc. / Kanwaljeet S Mann
NCP Amendment from Single Family (6 u.p.a.) to Single Family Flex (6-14.5 u.p.a.)
Rezoning from RA to RF-13
to allow subdivision into 2 single family lots

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Single Family Residential (13) Zone" (RF-13) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant adequately address the deficit in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) registration of a Section 219 Restrictive Covenant/SROW over the on-site riparian area; and
- (g) registration of a Section 219 Covenant for tree protection.

3. Council pass a resolution to amend the Douglas NCP to re-designate the land from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)" when the project is considered for final adoption.

RES.R16-1838

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18864" pass its first reading.

RES.R16-1839

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18864" pass its second reading.

RES.R16-1840

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18864" be held at the City Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1841

Carried

- 26. 7915-0315-00**
13899 - 30 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Joan M Bentley,
Victor N Bentley
 Restrictive Covenant Discharge
to facilitate the subdivision of 2 RH-G lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill

Seconded by Councillor

That Application No. 7915-0315-00 be

referred back to staff.

RES.R16-1842

Carried

Council expressed concern that the Planning Report lacked relevant historical information surrounding the application and requested staff to provide additional information regarding the origins of the restrictive covenant before a discharge can be considered.

SURREY CITY CENTRE/WHALLEY

27. 7915-0261-00

10956 – 132 Street

10944 – 132 Street

10918 – 132 Street

10932 – 132 Street

Mark Ankenman, Ankenman Associates / 0996530 BC Ltd.

Director Information: Chia-Hwei Lin

No Officer Information files as at March 13, 2016

Rezoning from RF to CD (based on RM-70) / Development Permit

to permit the development of 117 dwelling units in a 5-storey apartment building with townhouses on the ground floor.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 351 square metres (3,778 square feet) to 152 square metres (1,637 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0261-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout, including the dedication of 10906 – 132 Street for the extension of 109 Avenue and the green lane, to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) the applicant to adequately address the impact of reduced indoor amenity space;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the corner plaza at 132 Street and the future 109 Avenue; and
- (k) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the sidewalk along the east property line adjacent the green lane.

RES.R16-1843

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18865" pass its first reading.

RES.R16-1844

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18865" pass its second reading.

RES.R16-1845

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18865" be held at the City
 Hall on October 3, 2016, at 7:00 p.m.
 RES.R16-1846 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

28. 7916-0318-00
 6677 - 154 Street
 Joseph M. Minten, JM Architecture Inc. / SWR Industries Ltd.
 Development Permit
to permit the development of a two-storey multi-tenant business park building.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. Council authorize staff to draft Development Permit No. 7916-0318-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R16-1847 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

29. 7915-0337-00
 6173 - 144 Street
 Maciej Dembek, Barnett Dembek Architects Inc. / Surinder S Purewall

NCP Amendment from Detention Pond, Townhouses (15 upa max) and Proposed Schools & Parks to Townhouses (20 upa max), Single Family Residential Flex 6-14 upa and Proposed Schools and Parks, with road network and park boundary adjustment
Rezoning from RA to RF-12 and RM-30
Development Permit / Development Variance Permit
to permit the development of 57 townhouses, 2 single family small lots and one park lot.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA) to:
 - "Multiple Residential 30 Zone (RM-30)" for the portion of the site shown as Block A on the attached survey plan (Appendix II);
 - "Single Family Residential (12) Zone (RF-12) " for the portion of the site shown as Block B on the attached survey plan (Appendix II);and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0337-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0337-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for proposed buildings 3, 4 and 5;
 - (b) to reduce the minimum east yard of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building, and 3.6 metres (12 ft.) to the front porch along 144 Street for proposed buildings 5 and 6;
 - (c) to reduce the minimum east yard of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed building 11;
 - (d) to reduce the minimum west yard of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building, and 3.3 metres (11 ft.) to the front porch for proposed buildings 12 and 13;

- (e) to reduce the minimum south yard of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) for the building, and 3.3 metres (11 ft.) to the front porch along 61A Avenue for proposed building 11;
 - (f) to reduce the minimum south yard of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed building 8; and
 - (g) to allow for parking within the east setback of the RM-30 Zone, for visitor stall #10 and #11.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues, including the Fire Department's concerns with entrance locations within Buildings 5 and 6, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) completion of the road closure and acquisition of a portion of 62 Avenue;
 - (h) submission of an acoustical report for the units adjacent to 144 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

5. Council pass a resolution to amend the South Newton NCP to re-designate the land from Detention Pond, Townhouses (15 upa max) and Proposed Schools & Parks to Townhouses (20 upa max), Single Family Residential Flex 6-14 upa and Proposed Schools and Parks, as well as an adjustment to the road network and park boundary when the project is considered for final adoption.

RES.R16-1848

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18866" pass its first reading.

RES.R16-1849

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18866" pass its second reading.

RES.R16-1850

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18866" be held at the City Hall on October 3, 2016, at 7:00 p.m.

RES.R16-1851

Carried

Before the motion was put, Councillor LeFranc declared a conflict of interest as an employee of Vancity Credit Union and left the meeting at 6:15 p.m.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

30. **7915-0418-00**
7555 King George Blvd
Chris Pollard, Ratio Architectural Design / Surrey-West Business Park Inc
 Development Permit / Development Variance Permit
to permit an expansion of the existing Vancity Credit Union.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0418-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7915-0418-00, varying the following, to proceed to Public Notification:
 - (a) To vary the required rear yard (west) setback of the CD Zone (By-law No. 13705) from 7.5 metres (25 ft.) to 1.6 metres (5 ft.); and
 - (b) to increase the maximum lot coverage permitted under CD By-law No. 13705 from 50% to 90%.
4. Council instruct staff to resolve the following issues prior to Development Permit approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) modification of existing parking and access agreements to the satisfaction of the Planning and Development and the Engineering Departments; and
 - (f) registration of a statutory-right-of-way and Section 219 Restrictive Covenant in favour of the City of Surrey for future road widening and utility connections along King George Boulevard in form acceptable to the City of Surrey.

RES.R16-1852

Carried

Councillor LeFranc returned to the meeting at 6:16 p.m.

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

31. 7916-0046-00
10333 Parkview Place
10309 Parkview Place
Portion of Parkview Place
Roger Jawanda, Citiwest Consulting Ltd. / Qualico Developments (Vancouver) Inc.
Rezoning from RA to RF / Development Variance Permit
to allow subdivision into 11 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the subject site, including a portion of Parkview Place shown on the Survey Plan attached as Appendix I, from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0046-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lot 2, and from 28 metres (92 ft.) to 16 metres (52 ft.) for proposed Lot 11; and
 - (b) to vary the minimum setback requirements of the RF Zone as follows:
 - (i) to reduce the east rear yard setback of the principal building from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for 50% and 6.0 metres (20 ft.) for the remaining 50% of the principal building for proposed Lot 10;
 - (ii) to reduce the west front yard setback of the principal building from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for proposed Lot 11; and
 - (iii) to reduce the east rear yard setback of the principal building from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 11.

3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate for a landscape buffer along Highway No. 1 to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure and acquisition of a portion of Parkview Place;
 - (i) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (k) registration of a Section 219 Covenant to identify and protect driveway locations for proposed Lots 1 and 11, and to identify and protect functional yard space for proposed Lots 10 and 11.

RES.R16-1853

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18867" pass its first reading.

RES.R16-1854

Carried

The said Bylaw was then read for the second time.

RES.R16-1855 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18867" pass its second reading.
Carried

RES.R16-1856 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18867" be held at the City
Hall on October 3, 2016, at 7:00 p.m.
Carried

Council requested that Regular Council Land Use Items No. 32, 33 and 34 be referred back to staff to work with the Application to the North.

Council further requested that staff provide clarification regarding lot sizing and the properties to the North and a review of the plan for improved tree retention.

SOUTH SURREY

32. **7915-0435-00**
16641 - 18 Avenue
Clarence Arychuk, WSP Canada Inc. / Chao Tang, Zhirong Chen
Rezoning from RA to RF, RF-13 and RF-10 / Development Variance Permit
to allow subdivision into eight (8) single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

RES.R16-1857 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Application No. 7915-0435-00 be
referred back to staff.
Carried

33. **7915-0439-00**
16655 - 18 Avenue
Clarence Arychuk, WSP Canada Inc. / Rong Sun
Rezoning from RA to RF, RF-13 and RF-10 / Development Variance Permit
to allow subdivision into eight (8) single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
referred back to staff.

RES.R16-1858

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Application No. 7915-0439-00 be
Carried

34. **7915-0440-00**
16687 - 18 Avenue
Clarence Arychuk, WSP Canada Inc. / Yufan Chen
Rezoning from RA to RF, RF-13 and RF-10 / Development Variance Permit
to allow subdivision into eight (8) single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
referred back to staff.

RES.R16-1859

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Application No. 7915-0440-00 be
Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7916-0119-00**
12587 - 15A Avenue
Cass Parel, Cass Parel Limited / Danielle Nicole Wilson, Ronald J Wilson
Rezoning from RF to RF-O / Development Permit / Development Variance Permit
to allow for an addition to an existing non-conforming single family dwelling.

The Planning & Development Department recommends that Council consider Third Reading of Bylaw 18802 to rezone the subject site from "Single Family Residential Zone" (RF) to "Single Family Residential Oceanfront Zone" (RF-O), and that Development Variance Permit No. 7916-0119-00, which has received Public Notification, be supported.

It was
Amendment Bylaw, 2016, No. 18802" pass its third reading.

RES.R16-1860

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7916-0119-00 be supported and that staff be authorized to bring the Permit
 forward for issuance and execution by the Mayor and City Clerk in conjunction
 with final adoption of the related rezoning bylaw.
 RES.R16-1861 Carried

D. LAND USE CONTRACT TERMINATIONS

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. **7916-0083-00**
8293 King George Blvd
8257 King George Blvd
(Includes the mailing addresses of 8255 King George Boulevard and 8254-134 Street)
 Terminate Land Use Contract No. 142
to permit the existing underlying CTA Zone and RM-M Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 142 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 142,
 Termination Bylaw, 2016, No. 18834" pass its first reading.
 RES.R16-1862 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 142,
 Termination Bylaw, 2016, No. 18834" pass its second reading.
 RES.R16-1863 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 142, Termination Bylaw, 2016, No. 18834" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.
 RES.R16-1864 Carried

2. **7916-0105-00**
8345 135A Street
 Terminate Land Use Contract No. 346
to permit the existing underlying CTA Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 346 and a date be set for Public Hearing.

- RES.R16-1865 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 346,
 Termination Bylaw, 2016, No. 18835" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1866 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 346,
 Termination Bylaw, 2016, No. 18835" pass its second reading.
Carried

- RES.R16-1867 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 346, Termination Bylaw, 2016, No. 18835" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.
Carried

3. **7916-0084-00**
Between King George Boulevard and 138 Street
76A Avenue and 78 Avenue.
 Terminate Land Use Contract No.83
to permit the existing underlying RF Zone and RM-M Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 83 and a date be set for Public Hearing.

- RES.R16-1868 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 83,
 Termination Bylaw, 2016, No. 18836" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1869 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 83,
Termination Bylaw, 2016, No. 18836" pass its second reading.
Carried
- RES.R16-1870 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 83, Termination Bylaw, 2016, No. 18836" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

SOUTH SURREY

4. 7916-0262-00
1743 - 145 Street
14490 - 17A Avenue, 14480 - 17A Avenue, 14470 - 17A Avenue,
14460 - 17A Avenue, 14450 - 17A Avenue, 14440 - 17A Avenue
14430 - 17A Avenue
Terminate Land Use Contract No. 56
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 56 and a date be set for Public Hearing.

- RES.R16-1871 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 56,
Termination Bylaw, 2016, No. 18837" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1872 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 56,
Termination Bylaw, 2016, No. 18837" pass its second reading.
Carried
- RES.R16-1873 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 56, Termination Bylaw, 2016, No. 18837" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

5. **7916-0264-00**
14409 - 17A Avenue, 14419 - 17A Avenue, 14429 - 17A Avenue
14437 - 17A Avenue, 14451 - 17A Avenue, 14455 - 17A Avenue
14463 - 17A Avenue, 14473 - 17A Avenue, 14483 - 17A Avenue
14495 - 17A Avenue, 1765 - 145 Street
 Terminate Land Use Contract No. 136
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 136 and a date be set for Public Hearing.

RES.R16-1874 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 136,
 Termination Bylaw, 2016, No. 18838" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1875 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 136,
 Termination Bylaw, 2016, No. 18838" pass its second reading.
Carried

RES.R16-1876 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 136, Termination Bylaw, 2016, No. 18838" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.
Carried

6. **7916-0291-00**
14410 - 16A Avenue, 14418 - 16A Avenue, 14426 - 16A Avenue
14434 - 16A Avenue, 14442 - 16A Avenue, 14450 - 16A Avenue
14458 - 16A Avenue, 14466 - 16A Avenue, 14474 - 16A Avenue
14482 - 16A Avenue, 14490 - 16A Avenue, 14407 - 16 Avenue
14417 - 16 Avenue, 14427 - 16 Avenue
 Terminate Land Use Contract No. 133
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 133 and a date be set for Public Hearing.

RES.R16-1877 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 133,
Termination Bylaw, 2016, No. 18839" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1878 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 133,
Termination Bylaw, 2016, No. 18839" pass its second reading.
Carried

RES.R16-1879 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 133, Termination Bylaw, 2016, No. 18839" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

7. **7916-0261-00**
Between 145 Street and 146 Street
17 Avenue and 18 Avenue
Terminate Land Use Contract No. 334
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 334 and a date be set for Public Hearing.

RES.R16-1880 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 334,
Termination Bylaw, 2016, No. 18840" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1881 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 334,
Termination Bylaw, 2016, No. 18840" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 334, Termination Bylaw, 2016, No. 18840" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.

RES.R16-1882 Carried

8. **7916-0250-00**
14404 - 18 Avenue, 14414 - 18 Avenue, 14424 - 18 Avenue
14434 - 18 Avenue, 14444 - 18 Avenue, 14454 - 18 Avenue
14464 - 18 Avenue, 14478 - 18 Avenue, 14484 - 18 Avenue
14494 - 18 Avenue, 1775 - 145 Street
 Terminate Land Use Contract No. 302
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 302 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 302,
 Termination Bylaw, 2016, No. 18841" pass its first reading.

RES.R16-1883 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 302,
 Termination Bylaw, 2016, No. 18841" pass its second reading.

RES.R16-1884 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 302, Termination Bylaw, 2016, No. 18841" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.

RES.R16-1885 Carried

9. **7916-0247-00**
Between 16 Avenue and 17 Avenue
143B Street and 144 Street
 Terminate Land Use Contract No.458
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 458 and a date be set for Public Hearing.

RES.R16-1886 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 458,
Termination Bylaw, 2016, No. 18842" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1887 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 458,
Termination Bylaw, 2016, No. 18842" pass its second reading.
Carried

RES.R16-1888 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 458, Termination Bylaw, 2016, No. 18842" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

10. **7916-0252-00**
Between 145 Street and 146 Street
18 Avenue and 18A Avenue
Terminate Land Use Contract No. 379
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 379 and a date be set for Public Hearing.

RES.R16-1889 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 379,
Termination Bylaw, 2016, No. 18843" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1890 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 379,
Termination Bylaw, 2016, No. 18843" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 379, Termination Bylaw, 2016, No. 18843" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.
 RES.R16-1891 Carried

11. **7916-0254-00**
Between 16 Avenue and 17 Avenue
146 Street and 148 Street.
 Terminate Land Use Contract No. 116
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 116 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 116,
 Termination Bylaw, 2016, No. 18844" pass its first reading.
 RES.R16-1892 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 116,
 Termination Bylaw, 2016, No. 18844" pass its second reading.
 RES.R16-1893 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 116, Termination Bylaw, 2016, No. 18844" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.
 RES.R16-1894 Carried

12. **7916-0246-00**
1711 - 144 Street, 1719 - 144 Street, 1727 - 144 Street, 14368 - 17A Avenue
14376 - 17A Avenue, 14384 - 17A Avenue, 14392 - 17A Avenue, 1710 - 143B Street
1718 - 143B Street, 1726 - 143B Street, 1741 - 143B Street, 14318 - 17 Avenue
14319 - 17 Avenue, 14326 - 17 Avenue, 14327 - 17 Avenue, 14334 - 17 Avenue
14335 - 17 Avenue, 14342 - 17 Avenue, 14343 - 17 Avenue, 14350 - 17 Avenue
 Terminate Land Use Contract No. 564

- RES.R16-1899 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 298,
Termination Bylaw, 2016, No. 18846" pass its second reading.
Carried
- RES.R16-1900 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 298, Termination Bylaw, 2016, No. 18846" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

14. 7916-0253-00

Between 16 Avenue and 16A Avenue, at 147 Street

Terminate Land Use Contract No. 176

to permit the existing underlying RF Zone and RM-D Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 176 and a date be set for Public Hearing.

- RES.R16-1901 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 176,
Termination Bylaw, 2016, No. 18847" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1902 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 176,
Termination Bylaw, 2016, No. 18847" pass its second reading.
Carried
- RES.R16-1903 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 176, Termination Bylaw, 2016, No. 18847" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

15. 7916-0263-00

**Between 16A Avenue and 17 Avenue
145 Street and 146 Street**

Terminate Land Use Contract No. 178

to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 178 and a date be set for Public Hearing.

RES.R16-1904 It was Moved by Councillor Gill
Termination Bylaw, 2016, No. 18848" Seconded by Councillor Martin
pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1905 It was Moved by Councillor Gill
Termination Bylaw, 2016, No. 18848" Seconded by Councillor Martin
pass its second reading.
Carried

RES.R16-1906 It was then Moved by Councillor Gill
Contract No. 178, Termination Bylaw, 2016, No. 18848" Seconded by Councillor Martin
be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

16. 7915-0317-00
 19299 – 96 Avenue
 Terminate Land Use Contract No. 72
 to permit the existing underlying IL Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 72 and a date be set for Public Hearing.

RES.R16-1907 It was Moved by Councillor Gill
Termination Bylaw, 2016, No. 18849" Seconded by Councillor Martin
pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1908 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 72,
Termination Bylaw, 2016, No. 18849" pass its second reading.
Carried
- RES.R16-1909 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 72, Termination Bylaw, 2016, No. 18849" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL**NEWTON**

17. **7916-0133-00**
Between 152 Street and 156 Street and 56 Avenue and 62A Avenue
(Sullivan Station)
Terminate Land Use Contract No. 569
to permit the existing underlying RH-G and RA-G Zones to come into effect.
- The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 569 and a date be set for Public Hearing.
- RES.R16-1910 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 569,
Termination Bylaw, 2016, No. 18850" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R16-1911 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 569,
Termination Bylaw, 2016, No. 18850" pass its second reading.
Carried
- RES.R16-1912 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 569, Termination Bylaw, 2016, No. 18850" be held at the City Hall on
October 24, 2016, at 7:00 p.m.
Carried

18. **7916-0242-00**
 Between 16 Avenue and 20 Avenue
 140 Street and 144 Street
 Terminate Land Use Contract No. 451
to permit the existing underlying RF Zone and RM-15 Zone to come into effect

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 451 and a date be set for Public Hearing.

- RES.R16-1913 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 451,
 Termination Bylaw, 2016, No. 18851" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1914 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 451,
 Termination Bylaw, 2016, No. 18851" pass its second reading.
Carried

- RES.R16-1915 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 451, Termination Bylaw, 2016, No. 18851" be held at the City Hall on
 October 24, 2016, at 7:00 p.m.
Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014,
 No. 18316"
 7914-0025-00 – Gurnam and Jaswant Samra
 c/o Citiwast Consulting Ltd. (Natasha Hargreaves)
 To redesignate 9274 – 162A Street from Suburban (SUB) to Urban (URB).

Approved by Council: October 20, 2014

RES.R16-1916
 It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18316" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18317"
 7914-0025-00 – RH to RF – 9274 – 162A Street - to subdivide into 2 single family lots.

Approved by Council: October 20, 2014

RES.R16-1917
 It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18317" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18479"
 7915-0039-00 – Christians' Gospel Society c/o Rodney Robertson
 RA to PA-1 - Portion of 18780 – 58 Avenue - to construct a single-storey religious assembly building.

Approved by Council: July 13, 2015

RES.R16-1918
 It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18479" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Development Variance Permit No. 7915-0039-00
 Portion of 18780 – 58 Avenue

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Part 31, Assembly Hall 1 Zone (PA-1) as follows:

- (a) In Section F, the minimum east side yard setback for the principal building is reduced from 5.8 metres (19 ft.) to 3.6 metres (12 ft.).

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7915-0039-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R16-1919

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18456" 7913-0037-00 – 0872090 B.C. Ltd. (Director information: Parminder S. Kang, Harwinder S. Rai, Jasmail S. Sran, Bikkar S. Sraw), c/o Jasmail Sran RA to CD - 15304 – 68 Avenue - to develop a multi-tenant light industrial building with limited second-floor office space.

Approved by Council: May 25, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18456" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1920

Carried

Development Permit No. 7913-0037-00

15300 – 68 Avenue

To develop a multi-tenant light industrial building with limited second-floor office space.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0037-00 .

RES.R16-1921

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18793" 7916-0137-00 – Long Holdings Inc. c/o Pacific Land Group Ltd. (Laura Jones) CHI to CD – 2423 King George Boulevard - to permit additional retail and office uses within an existing building.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18793" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R16-1922

Carried

Development Variance Permit No. 7916-0137-00

2423 King George Boulevard

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied
 as follows:

- (a) to defer the works and services requirements for a portion of King George
 Boulevard and 24 Avenue.

Memo received from Planning and Development requesting Council to pass the
 following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No.
 7916-0137-00 be approved; that the Mayor and Clerk be authorized to sign the
 Permit; and that Council authorize the transfer of the Permit to the heirs,
 administrators, executors, successors, and assigns of the title of the land within the
 terms of the Permit.

RES.R16-1923

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18429"
 7914-0300-00 – Qualico Developments (Vancouver) Inc. and the City of Surrey
 c/o Aplin & Martin Consultants Ltd. (Jeremiah Boucher)
 16540 and 16582 Parkview Place, 16591 No. 1 Highway, Portion of Parkview Place
 Road Allowance - RA to RF-12 – to allow subdivision into 16 single family lots.

Approved by Council: March 23, 2015

Note: Change in Owner and Agent

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18429" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R16-1924

Carried

Development Variance Permit No. 7914-0300-00

16540 and 16582 Parkview Place, 16591 No. 1 Highway, Portion of Parkview Place Road Allowance

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) Section K.2 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum lot depth of the RF-12 Zone Type II lot from 22 metres (72 ft.) to 20 metres (66 ft.) for proposed Lot 13;
- (b) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (21 ft.) to 2.4 metres (8 ft.) to the north front lot line for the principal building of proposed Lot 5;
- (c) Section F of Part 17A Single Family Residential (12) Zone (RF-12) is varied to reduce the minimum rear yard setback of the RF-12 Zone Type II lots as follows:
 - i. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (21 ft.) for 100% of the rear building elevation of the principal building for proposed Lots 6, 7 and 13;
 - ii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.5 metres (21 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 8; and
 - iii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (20 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 16.
- (d) Section H.6 of Part 17A Single Family Residential (12) Zone (RF-12) is varied to permit a front-loaded double garage for lots less than 13.4 metres (44 ft.) wide in the RF-12 Zone for proposed Lots 1 and 16.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit No.

7914-0300-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R16-1925

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18430"
7914-0301-00 – Qualico Developments (Vancouver) Inc. and the City of Surrey
c/o Aplin & Martin Consultants Ltd. (Jeremiah Boucher)
16609 and 16618 – 102 Avenue, 16616 Parkview Place, Portion of 102 Avenue Road
Allowance - RA and RF to RF-12 – to allow subdivision into 7 single family lots.

Approved by Council: March 23, 2015

Note: Change in Owner and Agent

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18430" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-1926

Carried

Development Variance Permit No. 7914-0301-00

16609 and 16618 – 102 Avenue, 16616 Parkview Place, Portion of 102 Avenue Road
Allowance

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Part 17A Single
Family Residential (12) Zone (RF-12) as follows:

- (a) Section K.2 is varied to reduce the minimum lot depth of the RF-12 Zone Type II lot from 22 metres (72 ft.) to 16.4 metres (53 ft.) for proposed Lot 5, to 12.4 metres (40 ft.) for proposed Lot 6, and to 17.8 metres (58 ft.) for proposed Lot 7;
- (b) Section F is varied to reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the full length of the building face of Lots 5, 6, and 7, except the garage;
- (c) Section F is varied to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (6 ft.) for a portion of the building for proposed Lot 5;
- (d) Section F is varied to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the rear building face of the principal building and to 1.2 metres (6 ft.) for the rear building face of the garage for proposed Lot 6; and
- (e) Section F is varied to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.25 metres (17 ft.) for proposed Lot 7.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7914-0301-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R16-1927

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18630" 7915-0306-00 – Humble Developments Ltd. and City of Surrey c/o Focus Architecture Inc. (Colin Hogan)
 RF to RM-30 and RA - 6479 – 192 Street - to develop approximately 5 townhouse units and an open space lot.

Approved by Council: December 14, 2015

Prior to the start of the meeting, the Planning and Development department advised that all conditions with respect to this application have not been met. It is not in order to consider final adoption of this Bylaw. Therefore, "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18630" is considered out of order.

Development Variance Permit No. 7915-0306-00

6479 – 192 Street

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F of Part 22 Multiple Residential 30 Zone (RM-30) as follows:

- (a) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) and 2.7 metres (8.5 ft.) to the porch canopy;
- (b) the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
- (c) the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (d) the minimum rear yard setback to the required outdoor amenity space is reduced from 7.5 metres (25 ft.) to 4.5 metres (15.5 ft.).

Memo received from Planning and Development requesting Council to pass the following resolution:

This item was out of order

Development Permit No. 7915-0306-00

6479 – 192 Street

To permit the development of approximately 5 townhouse units and an open space lot

This item was out of order

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18744"
7915-0260-00 – Grandview Adera Ventures Ltd.
c/o Grandview Adera Ventures Ltd. (Edward Archibald)
RA to RM-30 – 15755 Mountain View Drive - to develop 72 townhouse units on the site.

Approved by Council: May 30, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18744" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1928

Carried**Development Variance Permit No. 7915-0260-00**

15755 Mountain View Drive

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Part 22, Multiple Residential 30 Zone (RM-30) as follows:

- (a) In Subsection F, Yards and Setbacks, the minimum front yard setback (south) from the property line is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (b) In Subsection F, Yards and Setbacks, the minimum rear yard setback (north) from the property line is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
- (c) In Subsection F, Yards and Setbacks, the minimum side yard setback (west) from the property line is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- (d) In Subsection F, Yards and Setbacks, the minimum side yard setback (east) from the property line is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) and 3.0 metres (10 ft.); and
- (e) Subsection H.3, Off-Street Parking and Loading/Unloading, is varied to allow one (1) visitor parking stall to be located within the east side yard setback.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7915-0260-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R16-1929

Carried**Development Permit No. 7915-0260-00**

15755 Mountain View Drive

To permit the development of 72 townhouse units

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0260-00 .

RES.R16-1930

Carried

PERMIT APPROVALS

9. **Development Variance Permit No. 7914-0008-00**
 Westcross Properties Ltd. and Pacific Valley Contracting Inc.
 c/o Citiwest Consulting Ltd. (Natasha Hargreaves)
 10543 - 127 Street (10555 - 127 Street)
 To vary the front and side yard setbacks of the RF Zone to allow for greater tree retention and the construction of standard-sized single family dwellings on two proposed single family lots.

Note: Change in Owner

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F Yards and Setbacks, Part 16 Single Family Residential Zone (RF) as follows:

- (a) the minimum south side yard setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building on proposed Lot 1; and
- (b) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for the principal building on proposed Lot 2.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No.
 7914-0008-00 be approved; that the Mayor and Clerk be authorized to sign the
 Permit; and that Council authorize the transfer of the Permit to the heirs,
 administrators, executors, successors, and assigns of the title of the land within the
 terms of the Permit.

RES.R16-1931

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

10. **Temporary Use Permit Application No. 7909-0080-00**
 0743839 B.C. Ltd. (Director Information: Kiranjit Kaur Dhaliwal and
 Jaswinder Singh Dhaliwal)
 19060 No. 10 Highway (56 Avenue): To allow truck parking and container storage
 for a period not to exceed three years.

* Planning and Development advise (see memorandum dated August 26, 2016 in
 back-up) that application No. 7909-0080-00 has been inactive for 12 months and
 the applicant agrees to close the file. The applicant intends to submit a new
 Temporary Use Permit application in the future.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Application No. 7909-0080-00 and all
 applications associated with this project be closed.

RES.R16-1932

Carried

11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 286 Amendment
 By-law, 2011, No. 17394"
 7910-0088-00 - P.C.B. Properties Ltd.
 c/o Etruscan Design Associates Ltd.(Debra Costanzo)
 To redesignate the properties at 17637 - 1 Avenue and a portion of 17735 - 1 Avenue
 from Industrial (IND) to Commercial (COM).

Approved by Council: April 18, 2011

* Planning and Development advise (see memorandum dated September 7, 2016 in
 back-up) that the applicant does not wish to proceed with this application and has
 requested that these Bylaws be filed.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 286 Amendment By law, 2011, No. 17394" be filed.

RES.R16-1933

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17395"
7910-0088-00 - IL to C-8 - 17637 and 17735 - 1 Avenue - to allow a lot line
adjustment to accommodate outdoor patios for the existing neighbourhood pub
(The Derby Bar & Grill)

Approved by Council: April 18, 2011

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17395" be filed.
Carried

RES.R16-1934

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the September 12, 2016 Regular Council


- Land Use meeting be adjourned.

RES.R16-1935

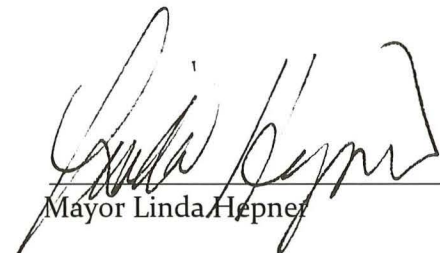
Carried

The Regular Council - Land Use meeting adjourned at 6:27 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner